



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 13310-0-00841
Date Received: 11/18/13
Commission/Civic: Clintonville
Existing Zoning: _____ Application Accepted by: D. Reiss Fee: \$1,900.00
Comments: 1/28/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☐ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

A request to reduce the required number of on-site parking spaces from 21 to 0 as required in Section 3312.49 of the Columbus City Code.

LOCATION

1. Certified Address Number and Street Name 3003 N. High St.

City Columbus State OH Zip 43202

Parcel Number (only one required) 010-055903

APPLICANT: (IF DIFFERENT FROM OWNER)

Name Tim Lai

Address 400 W. Rich St. City/State Columbus Zip 43215

Phone # 614-321-5128 Fax # _____ Email tim@laiarchitect.com

PROPERTY OWNER(S):

Name J. P. Faulkner

Address 3003 N. High St City/State Columbus Zip 43202

Phone # 614-268-4663 Fax # _____ Email jp@faulknerrealty.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☐ Agent

Name Tim Lai

Address 400 W. Rich St. City/State Columbus Zip 43215

Phone # 614-321-5128 Fax # _____ Email: tim@laiarchitect.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer



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AFFIDAVIT

13310-00841

3003 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Tim Lai

of (1) MAILING ADDRESS 400 W. Rich St. Columbus Ohio 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) J.P. Faulkner

AND MAILING ADDRESS

3003 N. High St.

Columbus Ohio 43202

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Clintonville Area Commission

3909 N. High St. Columbus Ohio 43214

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

See Attachment

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires _____



Jeffrey T. Mohrman, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

(8) Jeffrey T. Mohrman

RELEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

Applicant

Tim Lai
400 West Rich Street
Columbus, OH 43215

**Area Commission or
Neighborhood Group**

Clintonville Area Commission
3909 N. High Street
Columbus, Ohio 43214

Property Owner

JP Faulkner
3003 N High St
Columbus, OH 43202

**Surrounding Property
Owners**

Gary Davis
Seterus STE 200
14523 SW Millikan Way
Beaverton, OR 97005

JP Faulkner
3003 N High St
Columbus, OH 43202

Richard Hinterschied
328 S Broadleigh Rd
Columbus, OH 43209

Management Plus LLC
3636 N High St
Columbus, OH 43214

Douglas Metz
12 Tulane Dr
Columbus, OH 43202

Northwood Properties INC
3145 N High St
Columbus, OH 43202

Sunny Hill Properties LTD
1054 Sunny Hill Dr
Columbus, Ohio 43221

Tashi Sonam
3002 N High St
Columbus, Ohio 43202

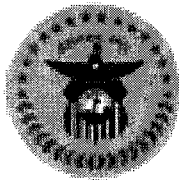
Architect

Tim Lai
400 West Rich Street
Columbus, OH 43215

Guilford Properties LLC
PO Box 21562
Columbus, OH 43221

John McCourt
8365 Autumnwood Way
Dublin, OH 43017

Riverview Circles LLC
PO Box 211026
Columbus, Ohio 43221



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

13310-00841
3003 N. High St.

One Stop Shop Zoning Report Date: Thu Nov 21 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 3003 N HIGH ST COLUMBUS, OH

Mailing Address: 3003 N HIGH ST

COLUMBUS OH 43202

Owner: FAULKNER J P

Parcel Number: 010055903

ZONING INFORMATION

Zoning: ORIG, Commercial, C4

effective 2/27/1928, Height District H-35

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: NORTH HIGH STREET UCO

Graphic Commission: N/A

Area Commission: Clintonville Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

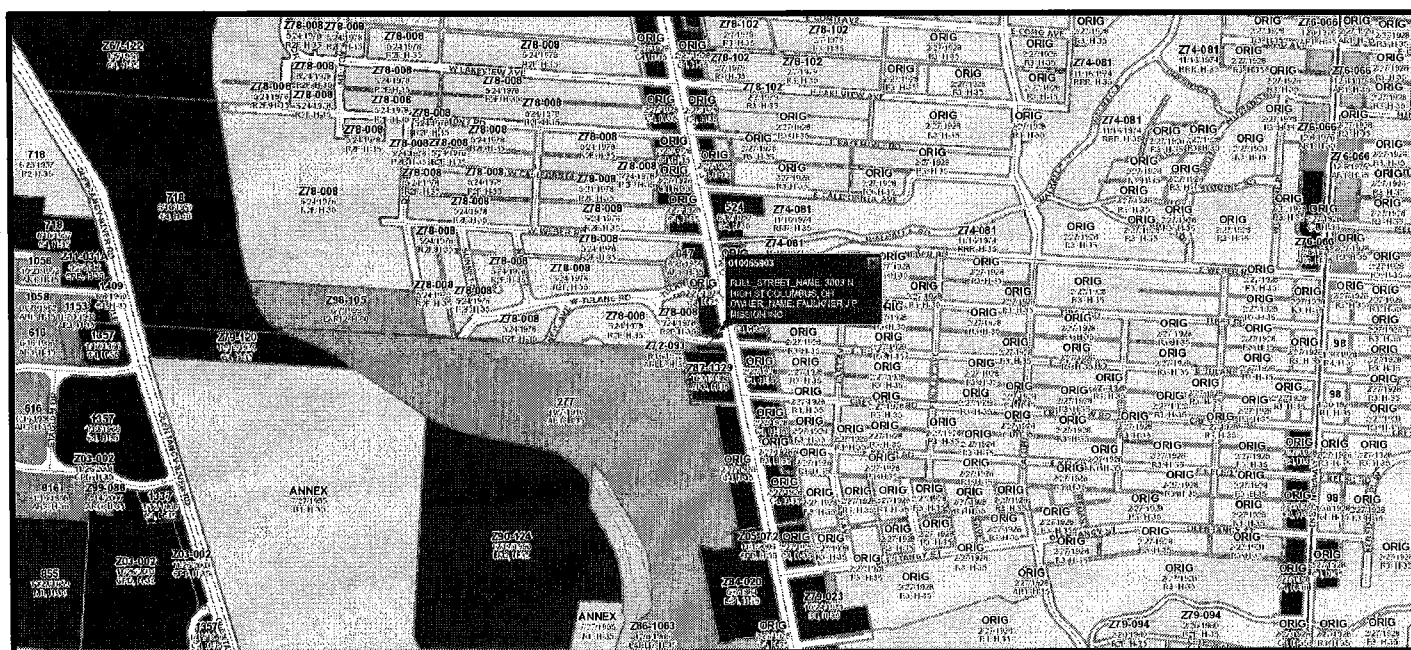
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





Tim Lai Architect

400 W Rich Street
Columbus Ohio 43215
T 614 / 321.5128
F 614 / 453.8728
info@laiarchitect.com
www.laiarchitect.com

Statement of Hardship

The project at 3003 N. High St. proposes to turn the existing office space into a one-of-a-kind eating establishment in Clintonville. Named City Beet Café, it is owned and operated by Jennie Scheinbach and 5 other workers who now co-own P-Cake All Stars Cooperative (more popularly known as Pattycake Bakery) that is housed next door at 3009 N. High Street. City Beet Café will occupy 1810 sq. ft. interior, plus 318 sq. ft. patio. As per 3312.49, the new cafe is required to provide 21 parking spaces. We are seeking a parking reduction of 21 spaces, from 21 to 0, due to the following reasons:

1. City Beet Café is a casual dining establishment that anticipates 50% or more business from carry-out. Its kitchen is used not only by the café, it is also significantly used by Pattycake as the co-op expands. This business model is reflected in cafe's floor plan: A waiting /lounge area with couches and magazine racks are placed. A carryout-focused establishment will substantially reduce the demand for parking spaces.
2. City Beet Cafe restores the original use of the building, constructed in 1938, as a restaurant (Talita's). More recently, in 2006, a twenty-seat café called Lulu's Express occupied part of the building (3009 N. High.)
3. City Beet Café will improve both the current site and neighborhood in tangible ways. The proposed patio will eliminate the existing drive up parking to increase safety of the site and improve the existing back-out traffic problems. This also compiles with the zoning code 3372.609A (Urban Commercial Overlay). The patio, demarcated by planter boxes, will beautify the current streetscape, improving the pedestrians' experience.
4. By closing off the curb cut on High Street, City Beet Café can potentially help increase street parking in front of the building and W. Tulane. City's Public Service Department, Transportation Division, is in support of the proposed site plan and is in the process of adding the street parking.
5. City Beet Café will minimize the impact on parking by leasing at least 12 parking spaces from the nearby W.E. Monks Engineers located on 3073 N. High St. A leasing agreement is in place to ensure parking.
6. City Beet is located on the most frequented bus routes on High Street

13310-00841
3003 N. High St.

and there will be additional bike racks for 16 bikes. These conditions will alleviate demand on parking. City Beet will reward customers who walk, ride bikes or take public transit to the establishment with discounts. Workers at City Beet will also receive subsidy on bus passes.

7. City Beet Café and Pattycake's owner, Ms. Scheinbach, has taken actions to ensure a granting of the parking variance will not do harm to the neighborhood.

- Also residents of 12, 24, 34, 37, 41-47 W. Tulane will enjoy an exclusive "good neighbor" discount of 10% from City Beet Café.

- Like Pattycake, City Beet Café will also compost its food scraps and recycle which will eliminate the need for a dumpster.

- Pattycake Bakery has been locally and nationally recognized for eco-friendly business practices, winning the Central Ohio Restaurant Association's Innovation Award in 2010, Baking Management's Innovative Packaging of the Year 2010, and most recently SWACO's Emerald Award. City Beet will utilize similar green practices highlighting Clintonville as Columbus' sustainable neighborhood.

- A regular sponsor of many local and community events, Ms. Scheinbach/Pattycake Bakery has garnered support from many businesses and residents in the neighborhood. Some of those individuals and businesses have provided supporting letters for the proposed City Beet Café, which you will find enclosed.

13310-00841
3003 N. High St.



CITY BEET CAFE
 3003 N HIGH STREET,
 COLUMBUS, OH 43202



TVA Architect
 400 W Rich Street,
 Columbus, OH 43215
 614.321.5728 FAX 614.453.8728
 www.tvaarchitect.com
 www.tvaarchitect.com

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2 LOCATIONAL PLAN

NTS

KEYNOTES

1. EXISTING STREET TREE
2. EXISTING PLANTER STRIP
3. EXISTING STREET LAMP
4. EXISTING CONCRETE SIDEWALK
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BUILDING & USE AREAS
 EXISTING RETAIL (BAKERY)
 640 S.F.
 PROPOSED EATING & DRINKING ESTABLISHMENT
 1810 S.F.
 PROPOSED PATIO
 364 S.F.
PARKING CALCULATION
 3312.48 & 3372.609
 EXISTING RETAIL (BAKERY)
 640 S.F. / 250 S.F. X 50%
 = 1.3 SPACES
 PROPOSED EATING & DRINKING ESTABLISHMENT
 1810 S.F. / 75 S.F. X 75%
 = 18.1 SPACES
 PROPOSED PATIO
 364 S.F. / 150 S.F. X 75%
 = 1.7 SPACES
TOTAL REQUIRED
 1.3 + 18.1 + 1.7 = 21
TOTAL PROVIDED
 21 SPACES
VARIANCE REQUESTED
 = 0 SPACES
BICYCLE PARKING
 TOTAL REQUIRED = 3 SPACES
 TOTAL PROVIDED = 16 SPACES



TIMOTHY LAI, LICENSE # 0614111
 EXPIRATION DATE 12/31/2013

82A SUBMISSION 11.18.2013

SITE PLAN

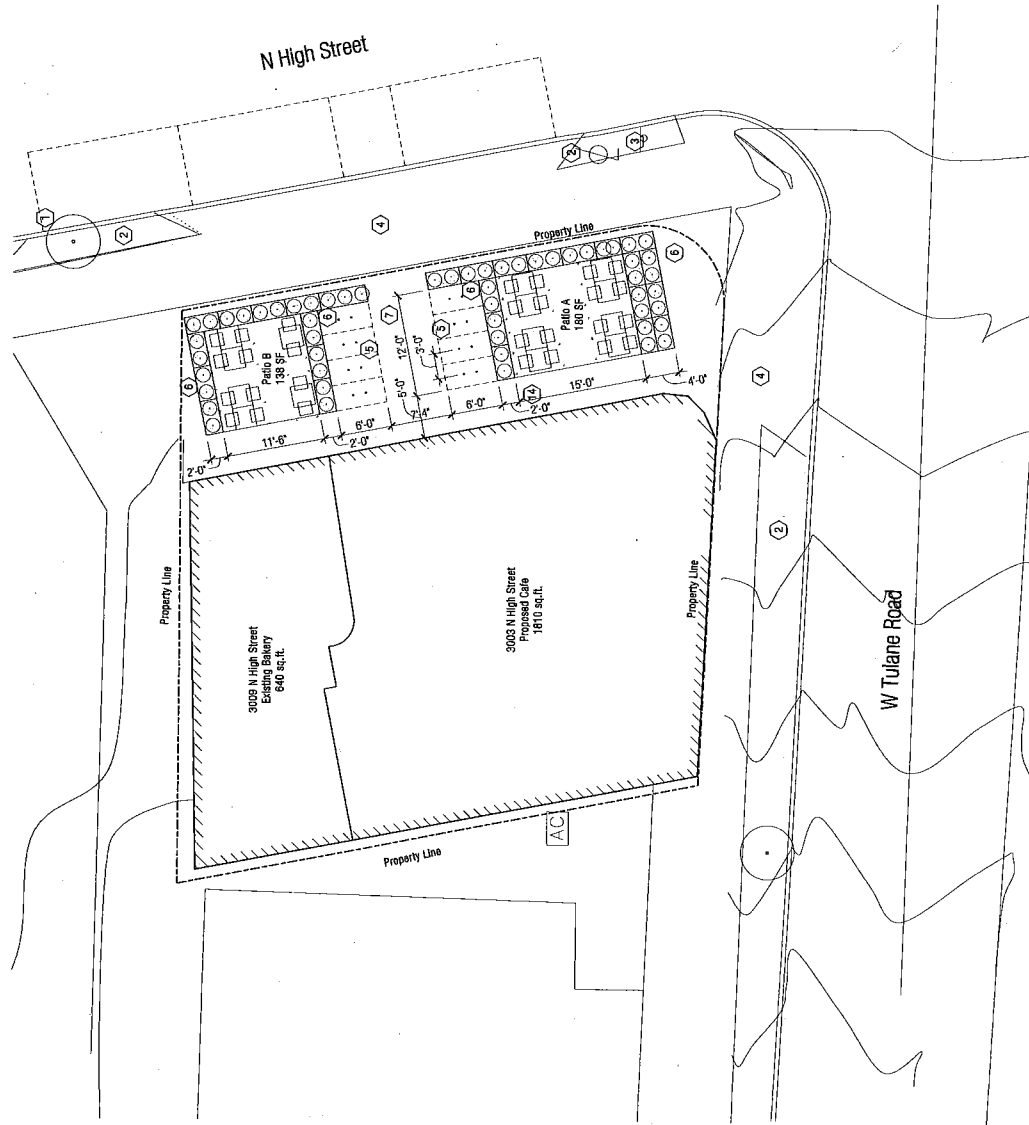
Project # 13118
 Date 11.18.2013
 Sheet #

A101

1 SITE PLAN

1"=10'-0"

0 10' 20'



CITY BEET CAFE, 3003 N HIGH STREET, OH 43202

Real Estate / GIS Department

**BOARD ORDER
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JULY 26, 2011**

3. **Application No.:** 11310-00263
Location: 3003 NORTH HIGH STREET (43202), located at the northwest corner of W. Tulane Rd. & N. High St.
Area Comm./Civic: Clintonville Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances to Sections:
 3312.49, Minimum number of parking spaces required.
 To reduce the minimum number of additional parking spaces from 23 to 0.
Proposal: To convert office space in an existing building into restaurant floor space.
Applicant(s): Tim Lai; c/o Tim Lai Architect
 2576 Summit St.
 Columbus, Ohio 43202
Property Owner(s): J.P. Faulkner
 3003 N. High St.
 Columbus, Ohio 43202
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

RESULTS: APPROVED

VOTE: 3-0

CONDITIONS: The applicant shall enter into a recorded parking lease agreement for at least 12 parking spaces for a period of at least 10 years within 750 ft. of the site.

MEMBER

James V. Maniace (Chair)	yes
John Behal	absent
Jim Bubutiev	yes
John Haytas	yes

Signature of **STAFF MEMBER** in attendance, certifying that the outcome of this case was as reported above:

David J. Reiss July 29, 2011
Name Date

This ruling pertains to the above referenced section(s) of the Zoning Code. It does not modify any other obligation you may have under other existing City or State codes, nor does it nullify your responsibility to obtain all proper permits. Contact the Building Services Division plans examination staff at (614) 645-7816 or (614) 645-6079 for preliminary review of all applicable requirements.

NOTICE

An order of the Board of Zoning Adjustment becomes effective immediately. All variances and special permits, unless otherwise specified by the Board, will be void one (1) year after the date issued unless extended by the Board or unless an affirmative action by the applicant has been taken.

13310-00841
3003 N. High St.



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00841
3003 N. High St.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tim Lai
of (COMPLETE ADDRESS) 400 W. Rich St. Columbus Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

J. P Faulkner, 3003 N. High St. Columbus Ohio 43202

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 18th day of November, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

has no expiration



Jeffrey T. Mohrman, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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